| 138.0 | 0002 | 0014.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 892,000 / 892,000 |
| | | | | | USE VALUE: | 892,000 / 892,000 |
| | | | | | ASSESSED: | 892,000 / 892,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 200 | | JASON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MILLER COLLEEN M |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 200 JASON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MILLER MARK D/COLLEEN M - |
| Owner 2: | - |
| Street 1: | 200 JASON ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 5,970 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1963, having primarily Wood Shingle Exterior and 2053 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5970.000 | 352,800 | | 539,200 | 892,000 |
| Total Card | 0.137 | 352,800 | | 539,200 | 892,000 |
| Total Parcel | 0.137 | 352,800 | | 539,200 | 892,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.59 | /Parcel: 434.5

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 138.0-0002-0014.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 352,700 | 0 | 5,970. | 539,200 | 891,900 | 891,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 270,200 | 0 | 5,970. | 569,100 | 839,300 | 839,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 269,300 | 0 | 5,970. | 419,400 | 688,700 | 688,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 269,300 | 0 | 5,970. | 401,400 | 670,700 | 670,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 269,300 | 0 | 5,970. | 371,400 | 640,700 | 640,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 263,500 | 0 | 5,970. | 311,500 | 575,000 | 575,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 263,500 | 0 | 5,970. | 304,300 | 567,800 | 567,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 263,500 | 0 | 5,970. | 290,000 | 553,500 | 553,500 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MILLER MARK D/C | 66738-299 | | 1/29/2016 | Convenience | 1 | No | No | | |
| DAGNESE ELLEN L | 33753-76 | | 10/2/2001 | | 400,000 | No | No | | |
| MAHONEY NORMA | 24971-67 | | 11/2/1994 | | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/4/2017 | 508 | Re-Roof | 8,395 | C | | | | |
| 4/7/2016 | 389 | New Wind | 24,310 | | | | | new windows and do |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/10/2017 | MEAS&NOTICE | HS | Hanne S |
| 2/13/2009 | Measured | 336 | PATRIOT |
| 7/25/2002 | Inspected | PM | Peter M |
| 2/6/2002 | MLS | MM | Mary M |
| 11/18/1999 | Mailer Sent | | |
| 11/8/1999 | Entry Denied | 263 | PATRIOT |
| 1/1/1982 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5970 | | Sq. Ft. | Site | | 0 | 90. | 1.00 | 10 | | | | | | | | | 539,191 | | | | | | 539,200 | |

Total AC/HA: 0.13705 | Total SF/SM: 5970 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 539,191 | Spl Credit | Total: 539,200

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:56:55 |

## LAST REV

| Date | Time |
|---|---|
| 01/25/18 | 11:20:58 |

apro

PAT ACCT. 10664

## User Acct

88425

## GIS Ref

## GIS Ref

## Insp Date

11/10/17

!10664!

Patriot Properties Inc.

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 88425 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 2 - Clapboard | 10 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1963 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.27166963 |
| Const Adj.: | 1.00500000 |
| Adj $ / SQ: | 172.534 |
| Other Features: | 109000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 511258 |
| Depreciation: | 158490 |
| Depreciated Total: | 352768 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | BRs: 4 | | Baths: 1 | | | | | HB 1 | | |

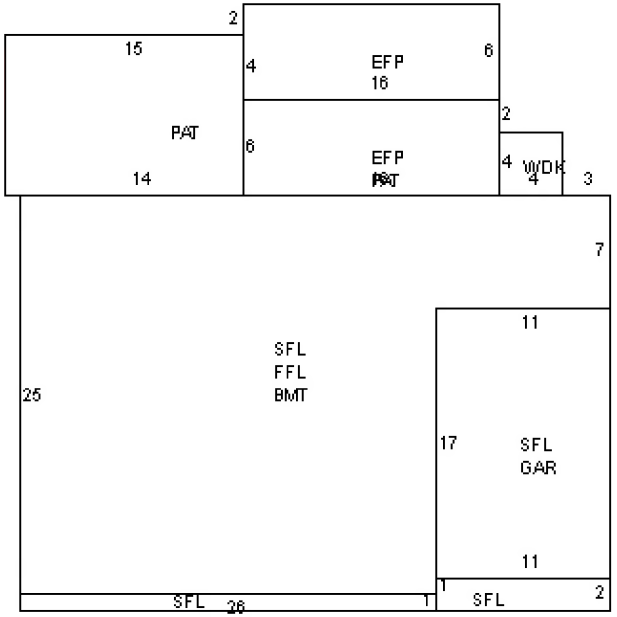
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | |
| Totals | | | |
| 1 | 7 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 189.79 |
| Special Features: | 0 | Val/Su Net: | 115.41 |
| Final Total: | 352800 | Val/Su SzAd | 208.88 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 962 | 172.530 | 165,977 |
| BMT | Basement | 727 | 68.580 | 49,859 |
| FFL | First Floor | 727 | 172.530 | 125,432 |
| PAT | Patio | 246 | 3.790 | 933 |
| EFP | Enclos Porch | 192 | 41.610 | 7,989 |
| GAR | Garage | 187 | 28.510 | 5,332 |
| WDK | Deck | 16 | 16.080 | 257 |
| | Net Sketched Area: | 3,057 | Total: | 355,779 |
| Size Ad | 1689 | Gross Are | 3057 | FinArea 2053 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

138.0-0002-0014.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X8 | A | AV | 1980 | 0.00 | T | 31.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|